



*Department of Resources and  
Economic Development*



**Hampton Beach Area Commission  
100 Winnacunnet Road  
Hampton, New Hampshire 03842**

**Monthly Meeting –September 26, 2013  
Selectmen’s Meeting Room  
7 PM**

**MINUTES**

**In Attendance:**

John Nyhan, Chairman, Town of Hampton  
Fran McMahon- Rockingham Planning Commission  
Bob Preston- Hampton Chamber of Commerce  
Bill Watson, Vice Chairman-NH Department of Transportation  
Rick Griffin, Hampton Representative  
Chuck Rage, Hampton Beach Village District  
Michael Housman, Operations Supervisor, DRED (Seacoast  
Parks/Recreation)  
Rich Reniere, Hampton Beach Village District Commissioner

**Absent:** Deputy Richard Sawyer, Citizen at Large

**Other:** Laurie Olivier- Secretary  
James Steffen – Town Planner

**Introduction of Commissioners**

**New HBVD appointed Commissioner – Richard Renier**

Mr. Rage introduced Mr. Richard Reniere. He is our new HBVD Commissioner. Mr. Nyhan thanked prior Commission member, Walter Kivlan, for his time and support while he was on the Commission. He made a number of contributions, including getting the Fox News crew to Hampton.

### **Public Comment Session – related to agenda items**

Mr. Charlie Preston appeared. He quoted Maggie Hassan. He discussed BAA Systems and discussed Mr. Rose's qualifications. Mr. Preston discussed his goals while attending many Town meetings. Meter enforcement was discussed. He asked DRED to take a hard look at pre-revenues and post-revenues. Leaving bathrooms opposite Mrs. Mitchells and the Ashworth open versus the Seashell bathroom was discussed. This would include the CPA lot; the large lot from N Street to the playground. Emergency vehicles having easy access was discussed. He appreciates the signs that are placed informing guests/residents of the meter charges.

### **Review & approval of May's HBAC Minutes**

**MOTION** by Mr. McMahon to approve the May Minutes.

**SECOND** by Mr. Rage.

**VOTE: 6 – 0 – 1 (Reniere)-Mr. Griffin was tardy**

**MOTION PASSED.**

### **Appointments**

#### **Presentation – Commissioner Jeffrey Rose, Division of Resources and Economic Development**

Mr. Nyhan introduced Mr. Rose and Mr. Griffin arrived.

Mr. Rose thanked everyone on the Commission for the opportunity to address them all. He asked for questions from the Commission and discussed his background. Economic Development is in one division and he discussed other divisions within Economic Development Division. Travel and tourism in Hampton and its importance was discussed. State parks were discussed also. There are four distinct Divisions. Working with the Town was addressed and future development. The new seashell was discussed how popular it has been of an attraction.

DRED is appreciative to the Legislature for funds received for the beach wall project. There is an end in sight. He thanked Senator Stiles and Senator Boutin. He noted that \$4.7 Million is in the capital budget now and this should move quickly now. The bid will go out next month. They will begin in early spring. The project should be completed in two seasons; spring and fall. There are 62 or 63 sections left.

The rooms and meals tax was discussed and tolls (counts) as well as revenues from Hampton meters. They are up about 5 percent. Toll traffic is up and he noted that it appears it was a very positive season. Revenue meters are coming up on projection.

### **BOARD**

Mr. Nyhan discussed staffing. He asked about a time line for staffing. He discussed a draft job description. By June 30<sup>th</sup> it should have been in the budget. Posting gets posted internally first. He asked for an update.

Mr. Rose said JD is splitting his time on his commitments. Mr. Rose said they had to wait for the budget to go through. They have description and that is ready. The position will be posted within the next couple of weeks. They want someone on board before the end of the year. It's a regional seacoast manager position.

Mr. Nyhan discussed an event facility manager who has resigned. He asked if there are plans to replace that position. He asked if it is a State-wide position – it is Jude David's position.

Mr. Rose said she did a great job. He stated “yes”, the State will move forward to have that position posted soon. Plans are in place and people are supporting it now.

Mr. Nyhan asked about the \$14.5 Million capital budget project and discussed the Economic Development paper (Dr. Goss). He did a study on the importance of \$14.5 Million and the return of investment. Two years have gone by and the Commission thinks it's good to go out again and see what has happened. There is around a 20 percent increase in State revenue, if the House and Senate and Governor signed off, and he wants to see if that 20 percent is an increase in revenue. Mr. Nyhan would like an update. Mr. Goss retired, but he gave Mr. Nyhan two names—Dan Lee (Professor) and is Russ Thibeault. He would like DRED to participate in the study and release the revenues so that the HBAC can see where the Town is at. He asked if there is an additional amount of revenue, would there be an opportunity to see what the Commission can do in Hampton in the next capital budget. The original budget was \$18 Million; the balance was for visitor station at the south beach visitor center. Haverhill to Ashworth was discussed as well. The study would help the HBAC. Mr. Rose said he believes DRED can support that request. Mr. Lee works with him now on return of investment issues. He's meeting with him in the next week or two. He would like to look at the study.

Mr. Nyhan discussed a public meeting regarding State Park Rules – in October. It will be here at the Beach on October 10<sup>th</sup>.

Mr. Rose said the rules should expire going into early next year. They are out for review and people's comments. There will be five public hearings. It is next Tuesday, October 1<sup>st</sup>. One will be at the half shell. Comments can be heard via email or letters. Feedback will occur through October 24<sup>th</sup>.

Mr. Nyhan discussed the DOT 10-year transportation plan. Pushing for Ocean Boulevard; Haverhill to Ashworth is to be earmarked as a plan as re-development/reconstruction. Public hearings are being held now throughout the State. Hampton scored high with the reconstruction process; it was not one of the three selected in Rockingham County. Ocean Boulevard is in dire need of repair and reconstruction. It is nine layers of asphalt. Poor drainage and no sidewalks were discussed. The HBAC will push Governor Counselor Sununu to push this through. One project is up in Epping, one is in Hampton Falls and one is the Underwood Bridge. Those make up \$25 Million. We are looking for \$10M to \$12M. There's a hearing in Epping in October. He asked Mr. Rose to consider supporting the HBAC effort.

Mr. Rose asked for voices to be heard. The amount of resources is limited. Having a quality infrastructure was discussed. Commissioner Clement and he do recognize the importance of this and will take it into consideration.

Mr. Nyhan discussed offices; the south complex building and the Chamber of Commerce and the North Project meter control. It was asked if this is a good set up for tourism. He asked if the State Parks would consider evaluating off season the feasibility of taking the first floor of the Chamber and first floor of Parks Department (everything upstairs would stay the same) and reversing those two organizations. The small parking lot and Chamber was discussed. At the State Parks meter side there is a bus drop off and he believes it is easier from a tourist standpoint. He thinks outside the door is as important as inside the building.

Between C & D Streets (fast foods area), every day, there are two to three dump trucks right across the street. Tourist buses come in and trash trucks are right there. People can't see the beach because of trash trucks. He asked if the State could move the trash trucks to the other part; and see if they could find another area. Doing an internal feasibility study was discussed. Mr. Rose would be happy to talk to his team. He thinks there is a logical reason why it was set up the way it was. Having the area esthetically pleasing is very important.

Mr. Nyhan's questions noted that his questions/concerns were from a group, not just expressly his own.

Mr. Griffin heard all positive comments about Mr. Rose and JD.

Mr. Watson noted that it appears that the Departments are all working well together.

Mr. McMahon discussed the rooms and meals tax. Obtaining more money to communities that generate more money was discussed. He also asked about State and Town Manager discussing issues in simpler ways. He asked that they sit down with the Precinct and Town. He was discussing the Joint Operational Plan. He thinks it should be simple. Mr. Rose hopes the kinks are being ironed out.

Mr. Housman said he's glad Mr. Rose is here for the meeting. Mr. Rose said the with the rooms and meals tax that 3.15 percent is going toward tourism and he feels that is a positive move.

Mr. Preston asked about the Chamber location. He discussed the meals and rooms tax also. Mr. Preston mentioned how one gets past the beautiful new Chamber building and then the trucks are there. One can't see beautiful Boars Head. Mr. Rose will check on options.

Mr. Rage discussed the Village District, Chamber and all the different groups. Phil, Mike and JD worked well together and he stated the staff was fantastic. There is a Chamber meeting on September 30<sup>th</sup>. It may be noon time. The October 1<sup>st</sup> meeting is at 6:00 p.m. The Parks Rules meeting is October 10<sup>th</sup> at the half shell. Mr. Rose wants to continue to work together.

Mr. Reniere discussed revenue by meters pre and post season and the time frame. Mr. Rose said the season is the beginning of April through end of October. Mr. Reniere asked about staffing during the 1<sup>st</sup> of April through end of October. He asked about the seawall and Mr. Rose said it goes out to bid next month and commences in the spring of 2014 and then in the fall it picks up again.

Mr. Nyhan thanked Mr. Rose again for speaking with the Commission.

### **Chairman's Report**

#### **1. Update on TCSP grant/approval of \$75,000 local match budget**

Mr. Nyhan discussed the grant. He had help from Mr. Steffen, Town Planner. It's \$54,843. The second page is based on a two-year effort. It is contributed every six months. The HBAC falls under the volunteer hourly rate which is \$21.79. Identifying individuals from the Town was discussed and Mr. Steffen gave numbers. State elected officials were discussed. William and Mr. Nyhan were supposed to have a final conversation, but he confirmed in writing that he felt comfortable that the balance of the money from the \$75,000 to \$54,000 that that piece of the match would come from the DOT for their services and Mr. Watson's services. He has approved the plan. We need a formal motion to approve the plan.

**MOTION** by Mr. Griffin to approve the plan.

**SECOND** by Mr. Preston.

Mr. McMahon noted that there are 7 members of the Planning Board and that that needs to be corrected. Mr. Watson said William wants to get the Commission in the right ballpark. His staff time will count toward the project. If we need to use hard cash from the Commission account, it will. As of now, it is all a soft match.

**VOTE: 5 – 0 – 2 (Watson & . Housman)**

**MOTION PASSED.**

#### **2. Discussion – Town warrant articles – 3/ 2014 – relating to the beach area**

Mr. Nyhan discussed zoning and the recent Planning Board meeting. Working on a zoning warrant article was discussed.

Mr. McMahon said at the September 18<sup>th</sup> meeting of the Planning Board, there was a discussion of height at the beach. The Planning Board thinks a more intense development in

certain areas should be addressed. The Planning Board did not discuss limits of heights; just location. The area is Ocean Boulevard; from Ashworth Avenue to the north side of M Street, including the west side of Ashworth Avenue. It is as far south as the casino and includes both sides of Ashworth Avenue. The Planning Board's intention is to now go to the public and get feedback from the people. Setbacks and shadows on the beach will be discussed.

The Village District and the HBAC will be able to voice their opinions on this as well.

Mr. Reniere asked about zoning. The maximum height is 50 feet now. This is the BS Zone. Mr. Griffin believes the area south of Ashworth Avenue is a bad idea. Mr. McMahon discussed density.

Mr. Rage asked that it be written simply so residents can understand it. It is not a warrant article yet, it is a concept.

### **3. Public Hearing – ten year transportation plan – HBAC recommendation – inclusion of Ocean Blvd reconstruction project**

Mr. Nyhan discussed the October 9<sup>th</sup> meeting in Epping. Putting Ocean Boulevard in as a proposed new project for the 10-year transportation plan was discussed. Mr. Watson keeps the HBAC up to date on the process of the plan. Three Rockingham County projects are noted on Page 20, 25 and one on Page 61. There is about \$50M in the pool. The three projects were discussed; the road project in Epping; a project in Hampton Falls (intersection of Route One and 88) and the Hampton Bridge. He wants Ocean Boulevard to be put in. Whenever he looks at the transportation grants, he feels it is not to the Commission's advantage to not have a project like Ocean Boulevard on the State-wide Master Plan.

Mr. Watson said the DOT is in the middle of it. They did 17 out of 25 so far. He discussed the handout to the Commission. Funding sources were discussed. FHWA was discussed. \$227M is the current deficit (which is very large). Ocean Boulevard ran mid-range as far as consideration goes. The Underwood Bridge was number 22.

Page 4 shows Federal highway projects and where funds stand. Page 8 shows where \$50M comes from. Mr. Watson will be working with Mr. Sununu on this and will be a contact person for the funds. Mr. Sununu will want to know what is right for the region. Five Councilors will decide what goes to Governor Hassan's desk. Giving up projects and bringing more to the table was discussed.

Mr. Nyhan said Federal highway documents cannot be used in the match. Bringing in funds to match makes it more desirable. Ocean Boulevard should cost (from Haverhill to Ashworth ), re-doing entire street to original level, sewage, adding more drainage and sidewalks on the west side to estimate \$8M. That was three years ago. He thinks maybe \$20M now.

Mr. Preston discussed the bridge coming in on the radar. He asked if the Boulevard could be more important than the bridge as people need to use the boulevard to get to the bridge.

Mr. Rage discussed the continual repair of the bridge. Preservation, maintaining rehabilitating, etc of the bridge was discussed as well as safety. Trade offs as a Commission were discussed. It was discussed that \$12M will only get us halfway through the Ocean Boulevard project.

Mr. Watson said some items are not being removed.

Mr. Nyhan discussed the bridge and it being red-listed.

Mr. Nyhan asked if the Commissioners feel comfortable with him suggesting to remove the bridge, but to encourage that Ocean Blvd be put in the plan and if funds can be moved within the other two projects within the State that that occur. Mr. Griffin discussed doing a new bridge and being afforded extra space.

Mr. Watson discussed the \$227 Million deficit. Moving projects up was discussed and it happens often.

The only way we can get Ocean Boulevard done is by Federal funds. Mr. Watson said \$10M to \$12M is a reasonable number for the Ocean Boulevard project.

Mr. Nyhan asked that the Commission stay away from discussions of the bridge and talk about importance of Ocean Boulevard.

Mr. Watson said the DOT does not have an enough revenue. We should get Representatives and Senators to our meetings.

#### **4. Update on the intermodal study by the RPC**

On Monday, September 30<sup>th</sup>, Mr. Nyhan is attending meeting on this. He will pass information along with further updates soon.

#### **5. Updating the economic financial impact study for Hampton Beach**

Mr. Nyhan discussed that last spring he went to seek a proposal from Dr. Goss to get the study re-evaluated from two years ago. He is prepared now to move forward with this idea and seek a proposal. He wants to look at figures for growth, etc.

**MOTION** and request by Mr. Nyhan to go out to the two individuals who Dr. Goss gave as references.

**SECOND** by Mr. Rage.

**VOTE: 7 – 0 – 0**

**MOTION PASSED.**

Mr. Watson added that the cost could be put into the grant if there is a cost on this.

#### **Treasurer's report (Housman)**

Mr. Housman stated there is no change as of now.

#### **Old Business**

##### **1. Trash barrel project (Nyhan)**

Mr. Nyhan said it went well.

##### **2. Blue Ocean donation (Nyhan)**

Mr. Nyhan noted that Blue Ocean moved into the complex. The Commission will give a \$1,000 donation, and that donation process is now going forward.

##### **3. Rte 1A and Ashworth Ave update (Sawyer)**

Mr. Nyhan said that Commissioner Sawyer is working with Kathy Silver and the Gephardt's. He is getting a hold of the DOT, District 6 to talk about the end of Ashworth Avenue – how it joins to Route 1A (Ocean Wok) where there have been many accidents. How that area can be bettered was discussed. Mr. Sawyer is going to ask the DOT to look and see that area and Mr. Nyhan will follow up on that.

#### **4. Possible crosswalk across of south beach area (Watson)**

Mr. Nyhan is putting this on the agenda to check with Mr. Watson if anything can be done on this. Mr. Watson said it takes a lot for the State to recommend a sidewalk that doesn't provide adequate protection. Moving crosswalks down further or to a better crossing location was discussed. Mr. Preston discussed the West side. Walkway to the State park area was asked about and Mr. Watson said that would help.

#### **5. Other old business**

##### **New Business**

##### **1. New Commissioner appointment (Upcoming At Large) (Nyhan)**

Mr. Nyhan discussed members. The Commissioner-at-Large is a one-year assignment and each year it is posted publicly. Mr. Nyhan will do this between now and the next meeting, posting through the media, Town website and anywhere else to seek candidates interested in sitting on the Beach Commission as the Commissioner-at-Large for one year. He asked the Commission to think of individuals. At the October meeting this will come to vote and the position will commence on November 1<sup>st</sup>.

##### **2. Individual goals and objectives for the next nine months (All)**

There are nine meetings until May. The transportation grant will consume a lot of time and Mr. Nyhan will be working with Bill and William. Mr. Nyhan asked for the Commission to send him an email with any other issues that should be discussed in October.

##### **3. Other new business**

Mr. Preston discussed an article that was in July *Hampton Union*. The Commission members have the article. The problem in that article is happening and it goes on for a long time and with other businesses. He would like to invite the Fire Chief to talk to the Commission to discuss projects. Needing extra help at the Fire Department was discussed. Mr. Nyhan will invite the Chief to the October meeting.

#### **Adjourn**

**MOTION** by Mr. Housman to adjourn.

**SECOND** by Mr. Rage.

**VOTE: 7 – 0 – 0**

**MOTION PASSED.**

24<sup>th</sup> of October is next meeting.

Meeting adjourned at 9:15 p.m.

Laurie Olivier  
Secretary